

ATTACHMENTS

EXHIBIT A:

HPA 242

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____
		HRI # _____
		Trinomial _____
		NRHP Status Code _____
Other Listings _____		
Review Code _____	Reviewer _____	Date _____

Nomination of the State Center Warehouse to the Local Register of Historic Resources
NR Code: 5S2

P1. Resource Name: State Center Warehouse

*P2. Location: *a. County: Fresno

*b. USGS 7.5' Quad: Fresno South, 1963, Photorevised 1981. Parcel located in the south ½ of Section 3, R20E T14S.

c. Address: 747 R Street, Fresno

d. Assessor's Parcel Number: 468-163-06

*P3a. Description: The property was previously described and evaluated on a Historic Resources Inventory form, prepared in 1994 by John Edward Powell for the Ratkovich Plan Survey (see attached).

P3b. Resource Attributes: HP8 (Industrial Building)

*P4. Resources Present: ● Building



P5b Photo date:
March 16, 2004

*P6. Date Constructed/Age
and Sources: 1918 (see
attached)

*P7. Owner and Address:
State Center Properties
5118 E. Clinton Way #201
Fresno, CA 93727

*P8. Recorded by:
John Edward Powell
(updated photos by Will
Tackett)

*P9. Date Recorded:
August 31, 1994

*P10. Survey Type:
Intensive

*P11. Report Citation: "Supplementary Historic Building Survey... (Ratkovich Plan) Fresno, California"
Prepared by John Edward Powell and Michael J. McGuire, CSU Fresno Foundation for the Department of
Housing and Neighborhood Revitalization, City of Fresno Historic Preservation Commission, September 30,
1994.

*Attachments: ● Historic Resources Inventory Form from Ratkovich Plan Survey 1994

HISTORIC RESOURCES INVENTORY

HABS _____ Ser. No. _____
UTM: A _____ HAER _____ Loc _____ SHL No. _____ NR Status _____
B _____ C _____
D _____

IDENTIFICATION

1. Common name: State Center Warehouse (Map Reference No. 39)

2. Historic name: State Center Warehouse & Cold Storage Company

3. Street or rural address: 747 R Street

City: Fresno

Zip Code: 93721

County: Fresno

4. Parcel number: 468-163-06

5. Present Owner: Paul Enterprises

Address: Mills Tower No. 1418, 220 Bush Street

City: San Francisco

Zip Code: 94104

Ownership is: () Public (X) Private

6. Present Use: Warehouse

Original Use: Warehouse

DESCRIPTION

7a. Architectural style: Industrial Brick

7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

The State Center Warehouse & Cold Storage Company is located one-half mile east of the Fresno County Courthouse on the westerly side of R Street between Mono and Inyo streets. The two-story detached building has a rectangular footprint measuring approximately 274'-6" in length by 138'-6" in depth, or approximately 76,000 square feet of storage space, excluding a partial basement with 5 cold storage rooms. The warehouse is built of reinforced concrete box frame construction with red brick infill and a brick parapet. Exterior material finishes are natural. The exposed and expressed structural system, though it appears to be built on a strict repetitive module, actually consists of 16 unequal bays along its length, and 8 unequal bays along its depth. Handsomely painted graphic signage along the parapet denotes the warehouse function of the property. Otherwise, the building is lacking in ornamental detail altogether. The roof is flat and composition surfaced. The facade is generally symmetrical in composition with regularly spaced 6:6 steel sash windows and 4:2 transom lites as standard units. Ramps, covered exterior loading docks, the elevated deck and industrial-sized access doorways are characteristic of the Industrial style. Reinforced concrete octagonal columns with flaired capitals engage dropped panels supporting both the board formed concrete second deck and concrete roof. Columns are spaced 18' o.c. The property appears considerably younger than its 76 years, and has survived over seven decades with a high degree of architectural integrity, having sustained no major alterations over time. SETTING: The property relates well to adjacent warehouse facilities, sharing a similar scale and compatible stylistic features, and provides a strong but appropriate urban contrast to a stark white condominium complex across R Street. There is no landscaping on the site or immediate public street frontage, although condominium landscaping is mature, well maintained and lush.



8. Construction date
Estimated: () Factual: (1918)

9. Architect: N. H. Fisher

10. Builder: Trewitt & Shields

11. Approx. property size (in feet)
Frontage: 350' Depth: 160'
or approx. acreage: 1.28 acres

12. Date(s) of enclosed photograph(s):
June 1994

13. Condition: Excellent (X) Good () Fair () Poor () Deteriorated () No longer in existence ()
14. Alterations:
15. Surroundings: (Check more than one if necessary) Open land () Scattered buildings () Densely built-up ()
Residential (X) Industrial () Commercial (X) Other: HPCV Condominiums, Santa Fe Railroad Reservation
16. Threats to site: None known () Private Development () Zoning () Vandalism (X) Public Works Project ()
Other:
17. Is the structure: On its original site? (X) Moved? () Unknown? ()
18. Related features:

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):

The State Center Warehouse & Cold Storage building was built for Paul A. Mosesian in 1918, by Trehwhitt & Shields. N. H. Fisher served as architect for the \$200,000 facility. Advertized as a fireproof warehouse, the building utilized no wood products in its final constructed form, except for cork lining in the cold storage units. Turkish-born Mosesian (1871-1929), a prominent local rancher, constructed the building because of "his belief that the fine grapes which most years are lost by frost or rain, should be placed in cold storage and shipped to markets at holiday time, and even later, in first class condition." After Mosesian's death in 1929, his widow, Twodi (1879-1952), assumed presidency of Paul A. Mosesian & Sons and State Center Warehouse & Cold Storage Company, as well as managing the family's 3000 acres of vineyards on Ventura Avenue. Mrs. Mosesian was an active parishioner at Holy Trinity Armenian Apostolic Church, of which she was a charter member. The firm of Trehwhitt & Shields was founded in 1910 in San Francisco, by W.D. Trehwhitt (1863-1945) and H.W. Shields (1881-1957). Its first San Joaquin Valley office was in Hanford. In 1912, the partners moved their headquarters to Fresno. They incorporated as Trehwhitt, Shields & Fisher in 1925. R.R. Fisher served as chief engineer of the company. The firm contracted throughout California and Nevada. Between 1910-1953, Trehwhitt, Shields & Fisher built over 267 commercial, industrial, municipal, military and school projects, including the Tower Theatre (NRHP), which was one of fifteen major projects constructed between Bakersfield and Santa Rosa by the firm between 1939-1941, including two other projects in Fresno: Hamilton Junior High School and the Roosevelt High School Gymnasium. Architect Newton H. Fisher practiced in Fresno circa 1915-1922. He is most associated with having been staff designer for Billings & Meyerling and Fresno Building Corporation, for which he designed many of the Craftsman style homes on Kerckhoff Avenue. CONTEXT: This property is important architecturally because it represents an excellent example of the Industrial Brick style in the community that contributes to the context of a potential multi-building historic warehouse district. The State Center Warehouse & Cold Storage building appears eligible for listing in the Local Official Register of Historic Resources with architectural and economic significance. Warehouses of this type are somewhat common throughout the region, but there are few local examples of this calibre. The property embodies a type (agricultural warehouse development), period (World War I), method of construction (reinforced concrete) and displays structural and material integrity. It has architectural distinction and is the work of a master builder and a notable architect. Additionally, it is associated with prominent people in regional agricultural history.

Locational sketch map (draw & label site and surrounding streets, roads, and prominent landmarks):

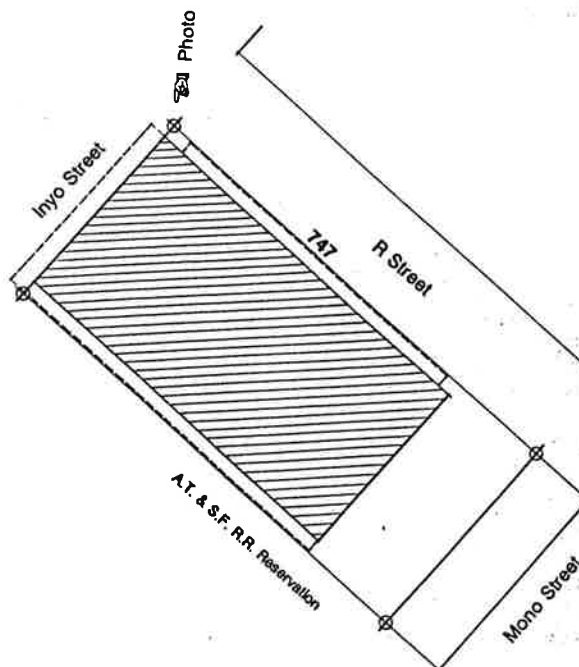
NORTH ▲

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture (1) Arts & Leisure ()
Economic/Industrial (X) Exploration/Settlement ()
Government () Military () Religion ()
Social/Education ()

21. Sources: (List books, documents, surveys, personal interviews interviews and their dates). Fresno Grantor-Grantee Index. Chicago Title Deed Index. Fresno Subdivision Maps. 1912 Raisin Exchange Map, FMR (3-31-12). 1923 Atlas. USGS Quad Maps. 1939 Land Use Survey. Fresno Water Plats. Fresno Parcel Maps. Sanborn Insurance Maps. Powell Index. Ben Walker Index, FB (2-2-73). Fresno Bee Index. Woodward Index. FCL Suhler Index. Fresno City Directories, 1916-20. Building Permits (2-18-86). Fresno Death Records, Book 8, Page 257. FMR (5-24-18, p. 8) (10-6-18, p. 19)(11-24-18, p. 31). Exile.

22. Date form prepared: August 31, 1994
By: John Edward Powell. Michael McGuire, Maps and Photos
Organization: California State University, Fresno Foundation
Address: 2771 East Shaw Avenue
City: Fresno Zip Code: 93726
Phone: (209) 278-0850



Scale: NTS

EXHIBIT B:

